

**NOTICE OF PUBLIC HEARING
MONO COUNTY BOARD OF SUPERVISORS**



NOTICE IS HEREBY GIVEN that the Mono County Board of Supervisors will conduct a public hearing on **May 15, 2007, 1:00 P.M.** in the Board of Supervisors Chambers, Mono County Courthouse, Bridgeport, CA, to consider the following: **GENERAL PLAN LAND USE ELEMENT AMENDMENT.** This amendment would: 1) Amend architectural provisions to allow overhangs to extend 36" into a setback; 2) Add cell/communication tower to the definition of utility pole, which is limited to 60' height; 3) Change the term mobile home to manufactured home throughout the General Plan; 4) Amend allowable building height of accessory structures from 20' to 35' with a Director Review permit; 5) Change RMH setbacks from 30' for front, side and rear to 20' front and 10' side and rear and remove commercial uses language in Intent section; 6) Remove County reference to CC&Rs except as may be required by specific project conditions; 7) Delete special events from items requiring a Use Permit; 8) Add to Director Review permit sections on termination, extensions and revocation proceedings; 9) Add new section prohibiting processing or issuance of permits when an active violation exists on the parcel except to bring the property into conformance; 10) Clarify Uses Permitted so that use is not necessarily tied to a permit or construction; 11) Add Night Sky Ordinance and require new construction to conform to exterior lighting regulations; 12) Revise Ch. 16, Development Standards-Secondary Housing, to allow detached secondary units, require one parking space instead of two spaces for small units, streamlined permit processing and greater flexibility; 13) Amend the Circulation Element to reflect Regional Transportation Plan update; 14) Amend Housing Element Policy 9, Program 1 to conform to state law requirements for density bonus standards; 15) Revise Housing Element Policy 9, Program 9 to reflect housing mitigation requirements consistent with Mono County's Housing Mitigation Ordinance; 16) Amend Ch. 40 to conform to state law requirements for the conversion of existing residential facilities; and 17) Incorporate Design Guidelines as an appendix; 18) Amend the Circulation Element to reflect the Regional Transportation Plan update. AN EIR addendum has been prepared; 19) Change the Land Use Designation for APN 02-360-21, a 1.34-acre site acquired by the County, from Estate Residential (ER) to Public Facility (PF); 20) Update the Bridgeport/Lee Vining Airport Land Use Plan Goals and Maps to reflect recent plan changes adopted by the Airport Land Use Commission (ALUC) for Bryant Field and Lee Vining airports. State law requires local general plans and applicable specific plans to be consistent with the ALUC plan. The Amendment text is available at the Community Development offices in Bridgeport and Mammoth Lakes. **INTERESTED PERSONS** may appear before the Board of Supervisors to present testimony or, prior to or at the hearing, file written correspondence with: Clerk to the Board of Supervisors, P.O. Box 715, Bridgeport, CA 93517.

**HAP HAZARD, CHAIRMAN
BOARD OF SUPERVISORS**

ATTEST:

**CHRISTY ROBLES
ASSISTANT CLERK OF THE BOARD**

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